

A. STRUCTURALS COMPONENTS

FOUNDATIONS

Standard in-situ foundations with footings or continuous reinforced concrete beams, depending on the results of the geotechnical study.

SANITARY SLAB

Sanitary slab with vents. Reinforced concrete slab on europrofile or similar sheet metal with polyurethane-based insulation on the lower exterior face.

STRUCTURE

Traditional high-strength hot-rolled steel pillars and beams form the frame. On top, high-strength HRC (High Reinforced Concrete) concrete panels on walls and ceilings to form a monolithic EMOHA (Modular Reinforced Concrete Structure) monolithic volume. Reinforced concrete slab on top of a collaborating sheet for all floor slabs.

FACADE AND ROOF

Layered from the outside in:

- Exterior decorative cladding of ventilated type porcelain stoneware.
- High resistance thermal panel (polyurethane) protected against UVA rays and water. Panel for high efficiency enclosure, formed by galvanised sheets, hot lacquered and with 80mm europrofile or similar expanded polyurethane interior.
- The resistant and acoustic insulation layer: HRC concrete panels. In this same layer and in combination we find the framework of pillars and high-strength steel beams.
- Technical layer through which all installations run. It is registered and is insulated with rock wool.
- Plasterboard paneling, Pladur type.
- Three coats of paint as a final finish or ceramic tiling in wet areas.

B. INTERIOR AND EXTERIOR FINISHES

FACADE CLADDING

Used as standard cladding included and recommended. Porcelain stoneware tiling in different format specifically for facades. Installed with a ventilated facade system.

ACCESS DOOR

Floor-ceiling armored door with security grade 4, finished in Iroko wood. Available in different sizes. Exterior face finish with oiled slats and interior face of DM lacquered in matt white or wooden door finished in Aluminum Alcrocon type, plus lateral fixing.

OUTDOOR CARPENTRIES

GOLD finish line option. PVC carpentry with 5 insulation chambers and a galvanized steel core. Anti-theft finish up to resistance class 2. Resistant to discoloration by UVA rays. Deceuninck brand softline double joint and 5 chambers 70 mm or similar. Standard height of floor-ceiling windows. Fixed and tilt-and-turn opening system according to plans. Finished in warm gray color both inside and outside.

PLATINUM finish line option. Flush KLINE aluminum carpentry in one color, with thermal break, warm gray tone finish both inside and outside

WINDOWS

Quadruple climait glazing double laminated security with internal chamber and planytherm membrane. From inside to outside: 4 + 4mm glass - 8 to 12mm chamber – Planitherm and 3 + 3mm glass.

SOLAR PROTECTION

Monoblock type roller blind with concealed drawer in recessed ceiling with interior adjustable drawer and motorized in night

rooms.

OUTDOOR PAVEMENT

On terraces, solariums and swimming pools, large-format porcelain stoneware flooring, in various sizes depending on the finish, rectified, anti-slip bush-hammered finish.

GOLD line finish dimensions 60 x 60 cm

PLATINO line finish dimensions 90 x 90 cm

In circulation, main access and parking area, exterior pavement of stamped or textured concrete.

INDOOR PAVEMENT

In all the rooms of the house, large-format porcelain stoneware flooring, in various sizes depending on the finish, rectified, anti-slip bush-hammered finish.

GOLD line finish dimensions 60 x 60 cm

PLATINO line finish dimensions 90 x 90 cm

PASSING DOORS

Interior folding and sliding interior doors with floor-ceiling leaf opening, 2.75m high and without upper frame. White lacquered DM wood, smooth and with satin aluminum handle with straight lines.

The PLATINO line finish includes a concealed hinge system for all swing doors inside the home.

BUILT-IN WARDROBES

Wardrobes with drop-down doors in floor-ceiling format, without upper frame or lower plinth. White lacquered DM wood, smooth and with an integrated nail handle for the doors. Textile-finish melamin interiors for greater warmth. Lined, with upper shelf, 90cm shelf and hanging bar, without drawers.

The PLATINO line finish includes drawer units and complete accessories.

INTERIOR WALLS

Interior partitioning system with plasterboard and acoustic insulation inside - rock wool -, vertical reinforcements and special specific reinforcements for heavy furniture.

In the PLATINO line finish, a double plate system is included to improve acoustics / resistance

SKIRTING BOARD

Highly resistant water-repellent DM wood lacquered in white. Standard height 7 cm.

The PLATINO line finish includes the possibility of integrating the skirting board into the partition wall plane.

CEILINGS

Pladur system and acoustic insulation in the interior.

The PLATINO line finish includes the possibility of integrating indirect lighting, stores and air conditioning linears in recesses in the ceiling.

PAINTING

Smooth plastic paint on horizontal and vertical walls, to choose between previously selected tones. 2 coats of paint with a spray gun and 1 coat of final finish with a roller in white.

STAIRCASE

Stairs without risers attached to one or both sides with a visible stringer depending on the design. Steps seen from below and from above without risers and covered with natural wood or ceramic according to preference and interior design. 1m high railing type 4+4 mm glass with safety sheet.

Upon request and as an OPTIONAL, a cantilevered staircase can be designed, without a riser.

INDOOR CALDDING

Wall coverings in bathrooms, other wet areas and kitchen with large-format porcelain stoneware piece with piece dimensions

and finishes depending on the line of finishes chosen.

Finished GOLD line dimensions 40 x 120 cm

PLATINUM line finish dimensions 100 x 300 cm

C. EQUIPMENT OF THE VILLA

KITCHEN

KITCHEN FURNITURE

Wardrobes with folding doors and design according to plans. 19mm waterproof DM wood lacquered in RAL to choose, smooth and with integrated nail handle for the doors. Aluminum-finish melamine interiors for a better sense of hygiene. Bottom floor with matt aluminum finish, with paneled and integrated electrical appliances. Kitchen is delivered with cut-glass tray, garbage recycling system, aluminum sheets for water protection under sink.

In PLATINO line finish and you can configure the kitchen with the system of the Bulthaup or Santos houses.

KITCHEN COUNTERTOP

Counter integrated into the work, with front cladding made of the same material as the bench. Finishes to choose between different manufacturers.

ELECTRIC APPLIANCES

Dishwasher, microwave, combi fridge, decorative stainless steel extractor hood, induction hob and oven.

FAUCETS

Kitchen faucet with single-lever mixer with high spout on coun-

LAUNDRY

Wardrobes with folding doors and design according to plans. Finished in plastic laminate with rounded edges, closing by spring hinges, body in 16mm thick white melamine board, heeled plinth to match the finish of the doors, without interior shelf, including fittings.

BATHROOMS

FURNITURE

RYO furniture by NUOVO. Countertop with double bowl or asymmetrical single bowl in Solid Surface type monolithic resin - corian with 12cm skirt and integrated drain. Accompanied by a lower drawer unit suspended, matt laminate finish and/or color to choose from the available variants

EQUIPMENT

Top quality white porcelain. Ventuno model toilet by Ideal Standard with built-in cistern, resting on the floor and closing to the wall, cushioned brake. Ideal Standard Ventuno bidet resting on the floor and closing to the wall.

FAUCETS

Shower with built-in taps, rain effect and Loft de Tres model. Washbasin with single-lever mixer with medium spout on countertop, glossy chrome finish, Loft model by Tres. Bidet

Loft model by Tres.

SHOWER (BATHTUBE)

Extra-slim shower tray in monolithic resin Solid Surface type - corian model with square drain grate.

Upon request and as an OPTIONAL, the installation of a bathtub integrated into the main space of the desired room can be studied.

GLASS BULKHEAD

Embedded safety glass 4 + 4 with hidden profiles. Completely fixed, without opening mechanisms. Delivered directly on site for maximum hygiene, both in showers and bathtubs.

D. INSTALLATION

ELECTRIC MECHANISMS

White JUNG LS990 model. The installation of the house is completed with 3 switches per room, including stairs and corridor, being simple, switched and crossing. Being in the case of the double room. The number of plugs will be distributed at the customer's request at the rate of one plug for every 5m² of housing. A network socket and a TV will be placed for each room, excluding bathrooms, corridors, dressing rooms and halls.

LIGHTNING

In general, low-consumption LEDs with recessed spotlight and thin frame. In kitchen areas mounted in a wide-format Downlight system. Including 10 linear meters of LED recesses for indirect lighting, and warm light color. 3000°K. The distribution of lighting will be distributed on demand at a rate of 1 point of light for every 5 m² of housing. Exterior lighting in circulation areas, parking, main access, terraces and swimming pool.

AIR CONDITIONING

Hot/cold generation through aerothermal system and ducted air conditioning. The air conditioning installation of the house includes the pre-installation for fiber conductor, for conduction and return, grilles of various sizes in white lacquered aluminum, 2-tube fan coil installation, thermostat, accumulator for DHW, fully installed and in operation.

VENTILATION

Mechanical ventilation system through ducts through rooms, grille and conduction for air regeneration.

SWIMMING POOL

Infinity-type pool with electrolysis purification system to work with mariana water, and water filtering with a sand filter.

OPTIONAL SYSTEMS PREINSTALLATION

The house includes as standard the pre-installation of the elevator and the sauna.

D. OPTIONALS

These packages are not included in either of the two finishing packages, constituting options that can be contracted to suit the client.

ELEVATOR (pre-installation included as standard).

UNDERFLOOR HEATING (installed in connection with the air conditioning aerothermal system).

SAUNA (pre-installation included as standard).

STORES / CURTAINS (motorized).

SOLAR PACKAGE (photovoltaic collection panels, inverter, batteries and connection for electric vehicle charging)

INTERIOR DESIGN PACKAGE (furniture, auxiliary equipment and various textiles).